

LUKE BRUGNARA

Sch 10a

DETAILS FROM SALES ESCROW FOR 171 2ND STREET, SAN FRANCISCO					
Description	Sales Price	Selling Expenses	Deductible Expenses	Loan Payoffs	To Brugnara Corp.
Sales Price	\$4,300,000.00				
Pay Colliers A Comission of		\$132,955.00			
Credit Buyer Toward Exception re Order of Abatement		\$20,000.00			
Pay Unpaid Balance of Loan to Owens Financial w Interest to 10-1-99				\$1,100,000.00	
Interest from 10-1-99 to 11-1-99			\$10,541.67		
Interest from 11-1-99 to 12-1-99			\$10,541.67		
Interest from 12-1-99 to receipt			\$8,081.94		
Late Charges for 2-99, 7-99, 9-99, and 11-99			\$4,216.64		
Late Charges for 12-99			\$1,054.16		
Insurance Advances Thru September			\$22,091.22		
Insurance Advances for Oct & Nov			\$2,454.58		
Insurance Advance for Dec			\$1,227.29		
Interest on Advances Thru 11-23-99			\$2,405.36		
Interest on Advances From 11-23-99 to Receipt			\$266.94		
Prepayment Penalty			\$33,000.00		
Demand Fee		\$60.00			
Pay Investors Yield Inc, Trustee		\$65.00			
Pay Portion of Unpaid Bal of \$9.4M Loan to Owens Financial Which includes Release, Reconveyance and Forwarding Fees of \$225.		\$225.00		\$2,669,088.93	
Pick's Fees for Releasing \$3,350,000 Deed of Trust		\$30.00			
Pick's Fees for Releasing \$5,500,000 Deed of Trust		\$30.00			
Pick's Fees for Releasing \$500,000 Deed of Trust		\$30.00			
Pay Brugnara Corporation					\$150,000.00
Pay City & County of SF for Release of Judgment per Their Demand			\$53,126.43		
Pay Water Dept A/C #257451054 Lien			\$379.56		
Pay Water Dept A/C #257449041 Lien			\$2,836.68		
1st Installment for 1999-00 Taxes on Block 3721 Lot 25 Incl Penalty			\$6,848.64		
Credit Buyer for Water Lien Amount Contained in Second Installment of 1999-00 Taxes			\$3,048.45		
Pro Rata Taxes (less Water Lien) on APN 3721-25 From Closing to 1-1-00			(\$141.20)		
Pro Rata Rental Income of \$32,658.91 per Month from Closing to 1-1-00			\$8,709.04		
Credit Buyer Security Deposits of			\$23,867.00		
City of SF Real Property Transfer Tax		\$32,250.00			
Document Preparation/Notary Fees		\$250.00			
Courier Services		\$200.00			
UCC Filing Services		\$80.00			
Recording Services		\$180.00			
<b>TOTALS</b>	<b>\$4,300,000.00</b>	<b>\$186,355.00</b>	<b>\$194,556.07</b>	<b>\$3,769,088.93</b>	<b>\$150,000.00</b>
				Total Payments:	\$4,300,000.00

LUKE BRUGNARA

Sch 10b

DETAILS FROM PURCHASE ESCROW FOR 171 2ND STREET, SAN FRANCISCO						X-10
<i>Description</i>	<i>Purchase Price</i>	<i>Purchase Expenses</i>	<i>Deductible Expenses</i>	<i>Loan-Related Expenses</i>	<i>Due to Buyer</i>	<i>Exhibit</i>
Purchase Price	\$500,000.00					TC Ex J TC001445
Loan Origination Fee				\$60,000.00		TC Ex J TC001445; TC001478
Attorney's Fee to Hanson, Bridgett, Marcus				\$7,400.00		TC Ex J TC001445
Interest Reserves Reserve				\$60,000.00		TC Ex J TC001445; TC001480
Hazard Ins Premium to Paul M Nippert Co.			\$8,700.00			TC Ex J TC001445
County Taxes from 6/15/93 ot 7/1/93			\$1,069.32			TC Ex J TC001445
Lender's Policy - 171 2nd St.		\$826.00				TC Ex J TC001445
Lender's Policy - 939 Market		\$826.00				TC Ex J TC001445
Delivery/Courier Charges		\$10.00				TC Ex J TC001445
Recording Fees		\$208.00				TC Ex J TC001445
Escrow Fees		\$425.00				TC Ex J TC001445
Notary Fee		\$40.00				TC Ex J TC001445
Filing Fee for UCC-1		\$10.00				TC Ex J TC001445
Funds Due to Buyer					\$10,485.68	TC Ex J TC001445
<b>TOTALS</b>	<b>\$500,000.00</b>	<b>\$2,345.00</b>	<b>\$9,769.32</b>	<b>\$127,400.00</b>	<b>\$10,485.68</b>	
		Total Payments:			\$150,000.00	